

1 **MINUTES**  
2 **KAMAS CITY COUNCIL MEETING**  
3 **TUESDAY, JULY 12, 2016**

4 7:00 p.m.  
5 Kamas City Hall,  
6 170 N. Main  
7 Kamas, UT 84036  
8  
9

10 Mayor Marchant opened the meeting welcoming those in attendance:

11 **COUNCIL MEMBERS:** Councilor Diane Atkinson, Kevan Todd, Rod Smith, Mike Crystal  
12 and Monica Blazzard.

13 **STAFF:** City Planner, Jackie Blazzard; City Recorder, Kim Peacock.

14 **OTHERS IN ATTENDANCE:** L.G. Russell, Dirk Rockhill, Andrew Blonquist, Morgan  
15 Freestone, Autum Lucas, Allie Atkinson, Dixie Daniels, Orma Smith.  
16  
17

18 **OPENING CEREMONY, INVOCATION/READING/THOUGHT**  
19

20 Invocation/Reading/Thought by Councilor Rod Smith

21 Mayor Marchant led the public in the Pledge of Allegiance.  
22  
23

24 **INTRODUCTION OF THE 2016 KAMAS VALLEY FIESTA DAYS ROYALTY**  
25

26 Mayor Marchant welcomed Kamas City's Fiesta Days royalty.

27 Queen: Morgan Freestone

28 1<sup>st</sup> Attendant: Auttie Lucas

29 2<sup>nd</sup> Attendant: Allie Atkinson  
30  
31

32 **GRAHAM RUSSELL REQUEST FOR A CONDITIONAL USE PERMIT FOR**  
33 **DUPLEXES AT 60 NORTH 200 EAST AND 253 EAST CENTER STREET.**  
34

35 Jackie Blazzard read through her staff report which read the Kamas City Planning  
36 Commission held a public hearing on July 5, 2016 to accept comments from the public  
37 regarding a Conditional Use Permit for Graham and Jodi Russell for a multi-family  
38 development on two parcels of ground located in Kamas City.

39 The Kamas City Land Use Ordinance requires any Multi-family development to be  
40 accompanied by a Conditional Use Permit application in order to discuss mitigation of  
41 concerns surrounding the development.

42 Parcel KT-149 is 0.67 acres and fronts 200 East at 60 North. This lot is 118' wide and  
43 247.5' deep. Parcel KT-152 is 0.73 acres and will be accessed by a 20' lane that runs  
44 about 150 feet north from Center Street at about 253 East. This lot is 87.5' wide and

1 313.5' deep. Site plans for the properties have been submitted and are included in your  
2 staff reports.

3 Chapter 11.4 of the code lists eight criteria for review of a conditional use for this type of  
4 development. They are:

5 1. Lot size- Both properties easily meet the minimum lot size required for the  
6 development. Our code requires 20,000 square feet for any multi-family project  
7 consisting of 4 units. A duplex only requires 15,000 square feet.

8 2. Open space – For each individual dwelling, an area of no less than 1000 square feet  
9 shall be preserved as open space.

10 3. Parking – 3 parking spaces per unit is required.

11 4. Spacing of buildings – Only one building is proposed for each lot.

12 5. Structure to have Access – Parcel KT-149 is accessed on 200 East. Parcel KT-152 is  
13 accessed by a 20' private lane. Early discussion with the applicants has confirmed this  
14 lane would be paved.

15 6. Refuse Disposal – Refer to item #8.

16 7. Snow removal and drainage – There is adequate space for snow removal.

17 8. Trash collection and Recycling – This item would be handled as any other residence in  
18 Kamas City.

19 Other items for discussion:

- 20 • Landscaping – The Russell's are planning to preserve the existing large trees on  
21 the properties. Section 11.8 of the code requires 40% of the net acreage of the  
22 entire development to be landscaped. They also plan to eventually restore the old  
23 barn on the eastern lot.
- 24 • Fencing – The applicants have proposed placing a 6' vinyl privacy fence on the  
25 east side of the private lane beginning 25' back from the property line as well as  
26 along the property lines on the south side of both parcels.
- 27 • Irrigation ditches – Ditches run along the east side of the eastern property and  
28 along the north side of both properties. The applicants are discussing how to  
29 handle issues regarding the irrigation ditches with Beaver Shingle Creek Irrigation  
30 Company.
- 31 • Lighting – Directional downward lighting has been recommended.
- 32 • Fire protection – The applicants have met with the South Summit Fire District.  
33 The proposed water line will be brought in from 200 East on the north side of the  
34 properties. A fire hydrant has been proposed near the property line between the  
35 two parcels and near the southern property line behind the Uinta Drive-In.
- 36 • Water – The applicants own 8 shares of Beaver Shingle Creek water. They are in  
37 the process of purchasing an additional 8 shares. 4 shares will be required to be  
38 turned into Kamas City to accommodate each of the proposed units. Engineered  
39 plans for the water lines will need to be submitted to the City Engineer for his  
40 review.
- 41 • Sewer – Engineered plans for the sewer will need to be submitted to the City  
42 Engineer for review. Installation of sewer laterals will be overseen by the City  
43 Engineer and Public Works Director.

1 The Planning Commission has forwarded a positive recommendation to the Kamas City  
2 Council for a Conditional Use Permit for Graham and Jodi Russell to place a duplex on  
3 each of the two parcels of ground they own at 60 North 200 East and 253 East Center  
4 Street provided they can meet the criteria listed above.

5  
6 Jackie Blazzard stated there was a letter of concern received from Randy Taylor. Jackie  
7 Blazzard will write back a response letter to Mr. Taylor and attach a letter from the Fire  
8 District and Beaver Shingle Creek Irrigation.

9  
10 Councilor Crystal asked what happened with the irrigation company. Dirk Rockhill  
11 explained he met with Beaver Shingle Creek Irrigation last night. The north boundary is  
12 where the infrastructure will be installed. Once this is completed they will install a half  
13 culvert to keep the irrigation ditch running. It will be a 24" half culvert, which has been  
14 approved by Beaver Shingle Creek Irrigation.

15 Councilor Atkinson asked if the construction will affect the irrigation for next spring.  
16 Andrew Blonquist explained they will be starting this fall and should have everything  
17 completed.

18 Councilor Smith asked if Kent Leavitt has given approval from the Fire District. Mr.  
19 Rockhill stated Leavitt has approved and should be writing a letter soon. Councilor Smith  
20 stated he is happy with the planning of this project. He is happy to see the trees stay and  
21 the barn being restored.

22 Councilor Crystal stated every development impacts somebody, but agrees with  
23 Councilor Smith. Councilor Crystal feels for the neighbor's but feels this could be much  
24 worse.

25 Councilor Atkinson confirmed the west duplex would be built second. Mr. Rockhill  
26 explained they would build the duplex on the east first, but both would have a second  
27 level. Councilor Atkinson expressed her concern about the two stories on this lot. This is  
28 a grandfathered pan handle lot. The two-stories disrupt the view for the neighbors and she  
29 is concerned about this. This takes away privacy and is concerned about this.

30 Mr. Rockhill explained the reasoning for this is to save the trees and save the barn. This  
31 was the only solution.

32 Councilor Atkinson spoke to a neighbor last night and they were concerned about the  
33 landscaping around the front. This would be the west side of the property where the lot  
34 would be accessed. Mr. Rockhill explained there are no plans right now but they will do  
35 all they can to maintain the trees and keep them healthy.

36 Councilor Atkinson asked why some of the green tin on the barn roof was left on. The  
37 neighbors complained about the rattling of the tin at night.

38 Mr. Russell explained they were first planning on tearing the barn down but after they  
39 inspected it they found it was quite sturdy. Since they plan on keeping the barn they will  
40 be installing corrugated metal on the roof.

41 Jackie Blazzard asked where the construction access would be. Mr. Rockhill stated they  
42 would be using both accesses for construction.

43 Councilor Blazzard expressed that she likes this project, it will look much better.

44 Councilor Blazzard asked about the fence. Mr. Rockhill explained he hasn't talked to the  
45 neighbors about the fence, but has found fencing he feels the neighbors would like. The  
46 fence will be along the apartment and their property and also along the back of the Drive

1 In property. There are no plans to fence the backside, but they could put one up at any  
2 time. The fence they have there now is sufficient.

3 Councilor Atkinson said the neighbors have complained about water pressure. Jackie  
4 Blazzard stated she has talked to Scott Kettle and he said the water pressure on Center  
5 should not have any problems. There is a 10 inch line there.

6  
7 **MOTION:** Councilor Kevan Todd moved to approve the Conditional Use Permit for  
8 duplexes at 60 North 200 East and 253 East Center Street with the  
9 recommendations made by the Planning Commission, a letter from the Fire  
10 District and from Beaver Shingle Creek Irrigation.

11 Councilor Mike Crystal seconded the motion.

12 The vote was unanimous. Councilors Diane Atkinson, Kevan Todd, Rod  
13 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.

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15  
16 **RESOLUTION 2016-03, A RESOLUTION TO VACATE A STREET RIGHT-OF-**  
17 **WAY.**

18  
19 Mayor Marchant stated this street vacation was approved at the last City Council  
20 meeting. This needs to be approved by resolution to be recorded with the County.

21  
22 **MOTION:** Councilor Kevan Todd moved to approve Resolution 2016-03, A Resolution  
23 to Vacate a Street Right-of-Way.

24 Councilor Mike Crystal seconded the motion.

25 Mayor Marchant asked for a roll call vote:

26 Councilor Diane Atkinson – “aye”

27 Councilor Kevan Todd – “aye”

28 Councilor Rod Smith – “aye”

29 Councilor Mike Crystal – “aye”

30 Councilor Monica Blazzard – “aye”

31 The vote was unanimous. Motion passed.

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33  
34 **ROD AND CONNIE SMITH REQUEST TO REZONE PARCEL KT-234 WHICH**  
35 **LIES BETWEEN MAIN STREET AND 100 WEST AT APPROXIMATELY 400**  
36 **NORTH.**

37  
38 Jackie Blazzard read through her staff report which read Rod and Connie submitted an  
39 application, with applicable fees, to Kamas City for the rezone of parcel KT-234 from  
40 Manufacturing to R-1 (Single Family Residential). This parcel of ground is located  
41 between Main Street and 100 West at about 400 North. The property was placed in the  
42 Manufacturing Zone several years ago due to the use of the property at the time, but due  
43 to the residential character of neighboring subdivisions, the applicants feel this area is  
44 better suited to residential use. The Grassy Creek and Sage Subdivisions already exist  
45 west and north of this parcel of ground along 100 West.

1 As a result of this application, the Kamas City Planning Commission held a public  
2 hearing on July 5, 2016 to take comments from the public about the possible rezone of  
3 the property. Notice of the hearing was published in the Summit County News and posted  
4 in the community. Letters were mailed to all landowners within 1,000 feet of the location.  
5

6 The Kamas City Planning Commission has forwarded a positive recommendation to the  
7 Kamas City Council to rezone parcel KT-234 from Manufacturing to R-1 (Single Family  
8 Residential) due to the residential character of the existing neighborhood.  
9

10 Councilor Todd expressed this is an area in the City that he is happy to see a rezone in.  
11 Councilor Smith felt this is something the City would welcome.  
12

13 **MOTION:** Councilor Kevan Todd moved to approve the request to rezone parcel KT-234  
14 which lies between Main Street and 100 West at approximately 400 North  
15 from Manufacturing to an R-1 Single Family Residential zone.

16 Councilor Diane Atkinson seconded the motion.

17 The vote was unanimous. Councilors Diane Atkinson, Kevan Todd, Rod  
18 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.  
19  
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## 21 **YARD OF THE MONTH DECISION FOR JUNE**

22

23 The Council reviewed the pictures of the nominees for the Yard of the Month.

24 The council voted the winners would be 189 West 100 South, which is the Clegg  
25 residence and 231 West 400 North which is Juan.

26 Councilor Blazzard explained she has the prizes ready for the winners. Brittani Mitchell  
27 is making the signs to put in their front yards. The winners will be awarded at the next  
28 City Council meeting.  
29  
30

## 31 **DEPARTMENT REPORTS**

32

### 33 **OTHER**

34 Mayor Marchant asked Dixie Daniels and Orma Smith if they had anything else to talk to  
35 the council about. Mayor Marchant explained Gary Siddoway and Scott Kettle are  
36 working on the solutions and should be talking to them soon.  
37

### 38 **FIESTA**

39 Councilor Atkinson first reported that Mr. Barto sent her a message that there are two  
40 trees at the park that are dead and need to be removed.  
41

42 The volleyball team will be cleaning the arena each night after the Fiesta Days events.  
43

44 Councilor Atkinson asked when the County building would be started. Councilor Crystal  
45 explained there have been 6 contractors selected to give bids. They will be receiving

1 plans next week to bid. Mayor Marchant asked Councilor Crystal to have a sign posted  
2 on the county property stating where the temporary office locations are.

3  
4 Councilor Atkinson asked the council what they would like to do in our parade. Float,  
5 trucks, or 4-wheelers? The Council decided to drive their 4-wheelers.

6 Councilor Crystal reported High Star has volunteered to send people to work in the shack  
7 the night of the derby. Councilor Atkinson asked him to send 10 people.

8 Councilor Smith feels the City needs to build a new shack. The council agreed. Mayor  
9 Marchant asked that we start planning right after the celebration.

10  
11 Councilor Todd asked the council to approve more money for the derby winnings.

12 Councilor Todd feels this is the drivers show and they do a good job. Last year we spent  
13 \$20,500. Councilor Todd would like to add an additional \$5,000. He wants to take 65%  
14 of the money and pay 1<sup>st</sup> – 4<sup>th</sup> place. The other 35% of the money will be divided equally  
15 among all the drivers so everyone receives a prize. Councilor Todd discussed this with  
16 the drivers and they were all excited about this. They were all willing to disperse the  
17 money. Councilor Todd would like to keep the drivers happy so they keep coming back.  
18 The checks for the winners will not be cut until the week after the derby. There will be  
19 about the same number of cars as last year.

20 The council all agreed to add additional money to the winners.

## 21 22 23 **APPROVAL OF THE JUNE 14, 2016 CITY COUNCIL MEETING MINUTES**

24  
25 **MOTION:** Councilor Rod Smith moved to approve the City Council meeting minutes  
26 dated June 14, 2016 with a wording addition and three zone corrections.

27 Councilor Diane Atkinson seconded the motion.

28 The vote was unanimous. Councilors Diane, Atkinson, Kevan Todd, Rod  
29 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.

## 30 31 32 **APPROVAL OF THE INVOICE REGISTER DATED JULY 14, 2016**

33  
34 Councilor Blazzard asked what the process is for receiving bids. Mayor Marchant  
35 explained once the project is approved by the council the lowest bidder always gets the  
36 job. Councilor Blazzard would like to know what is being spent before it shows up on  
37 the invoice register for the bigger projects. Councilor Atkinson suggested Gary Siddoway  
38 report on who the winning bidders are and how much it will cost. Mayor Marchant will  
39 encourage Scott Kettle and Gary Siddoway to share more information on these bigger  
40 projects. Councilor Todd feels we approve the projects and they fit within our budget, the  
41 council doesn't need to micro manage.

42  
43 **MOTION:** Councilor Diane Atkinson moved to approve the invoice register dated July  
44 12, 2016 with the addition of the invoices for Twin D Inc., for \$14,532.30,  
45 Geneva Rock Products for \$325,124.86 and \$15,426., for MC Contractors for

1 \$86,128.35 and \$3,600, and for Savage Scaffold & Equipment Co., Inc. for  
2 \$85.48.

3 Councilor Mike Crystal seconded the motion.

4 The vote was unanimous. Councilors Diane Atkinson, Kevan Todd, Rod  
5 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.

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8 **ADJOURN**

9  
10 **MOTION:** Councilor Kevan Todd moved to adjourn at 8:50 p.m.

11 The vote was unanimous. Councilors Diane Atkinson, Kevan Todd, Rod  
12 Smith, Mike Crystal, and Monica Blazzard voted aye. Motion passed.

13  
14  
15 *The content of the minutes is not intended, nor are they submitted, as a verbatim*  
16 *transcription of the meeting. These minutes are a brief overview of what occurred at*  
17 *the meeting.*

18  
19 Approved on the 9<sup>th</sup> day of August 2016.  
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21  
22

23  
24 \_\_\_\_\_  
25 Lewis P. Marchant  
Mayor

\_\_\_\_\_

Kim Peacock  
City Recorder